

Ref: SD 2119

## **Retail Premises - £40,000**

**35 Mostyn Street, Llandudno**



We are pleased to be retained by the owner to find a tenant looking for a prime Mostyn Street retail A1 shop premises, with EPC rating C.

**NEW 3 / 5 YEAR LEASE AVAILABLE**  
**£40,000 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

Our client will not allow bric a brac to be sold from the premises.

## ACCOMMODATION

Ground floor accommodation

20' width x 80' depth. Total 1600 square feet. EPC rating 3

NEW 3/5 YEAR LEASE AT A RENTAL OF £40,000 + VAT  
PER ANNUM

St Davids Commercial has not tested any fixtures or fittings and can therefore not guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

**NEW 3 / 5 YEAR LEASE AVAILABLE**

**£40,000 PER ANNUM**